

# 13 Swallow Close, Bolton Le Sands, Carnforth, LA5 8BN



**£525,000**



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Introducing a remarkable opportunity to own a distinguished exquisite 4-bedroom detached home, celebrated for its style and functionality. Extensively featured on Channel 4's "Love It or List It," this property has been recognized for its exceptional design and appealing living spaces, scheduled to captivate a national audience.

Kirstie and Phil's Love It or List. The new series will begin airing in the new year. The episode featuring your property is scheduled to air on Wednesday, 5th February 2025, at 8:00 PM. It will also be available to stream here <https://www.channel4.com>

## Key Features:

**Extended Layout:** Thoughtfully designed to maximize living space and natural light.

**SieMatic Kitchen:** A state-of-the-art kitchen offering sophistication and practicality with high-end appliances and finishes.

**Integral Garage and Utility Area:**

Provides practical solutions for storage and everyday tasks.

**Dedicated Office Space:** Perfect for remote work.

**South-Facing Garden:** A beautifully landscaped outdoor area that enjoys sun all day, ideal for relaxation and entertainment.

## Property Highlights:

Swallow Close has been carefully curated to create an environment of luxury and comfort. The home's ground floor boasts an expansive living area with a statement multi-fuel stove, an open-plan dining room, and an additional reception room, seamlessly connected to the elegant SieMatic kitchen. This space is perfectly equipped for the culinary enthusiast and designed to host memorable occasions.

The upstairs area features four double bedrooms, with the master bedroom offering a tranquil retreat complete with an en-suite. Each room mirrors the meticulous craftsmanship and contemporary aesthetic found throughout the home.

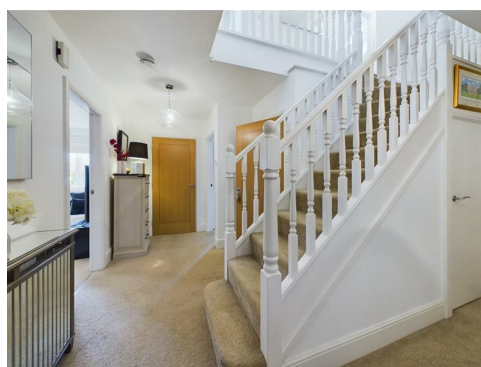
## Location:

Set in a tranquil and picturesque neighbourhood, this home offers the perfect balance of privacy and accessibility. It's just minutes from local amenities, schools, and transport links, making it an ideal location for families or professionals

## Entrance Vesubule

Radiator, hanging space, door to the hallway.

## Entrance Hallway



Stairs to the first floor, carpeted floor, radiator, understairs storage space.

## Office



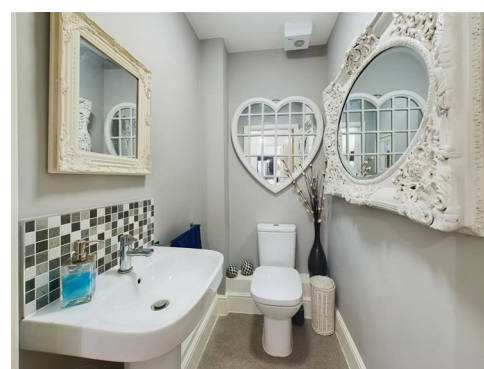
Double-glazed window to the front, built-in cabinets, radiator, carpeted floor.

## Lounge



Double-glazed window to the front, carpeted floor, radiator.

## Cloakroom



Wash hand basin, extractor fan, radiator, vinyl floor, W.C.

### Integral Garage with Utility Area



Electric up and over door, power and light, Glow-worm condensing boiler, storage space. Utility area with plumbing for washing machine and space for dryer, stainless steel sink and tiled floor

### Open Plan Kitchen



Double-glazed doors leading to the garden, SieMatic range of wall and base units with complimentary work surfaces, Neff oven and grill, Neff four-ring gas hob, extractor hood and integrated microwave, breakfast bar, stainless steel sink, integrated dishwasher and fridge/freezer and wood effect laminate floor.

### Dining Room

Open plan to the kitchen with a double-glazed window to the rear, radiator and wood effect laminate floor.

### Third reception/Family Room



Double-glazed doors to the garden, double-glazed velux window with a rain sensor, a multi-fuel stove set on a slate hearth, wood effect laminate floor, lounge area tv point, rad

### First Floor Landing



Access to the loft which is boarded with a pull-down ladder, carpeted floor.

### Master Bedroom



Double-glazed windows to front and sides, carpeted floor, radiator, door to en-suite.

### En-Suite Bathroom



Double glazed velux window, bath, vanity unit with inset wash hand basin, shower cubicle with thermostatic shower, fully tiled, heated towel rail, extractor fan, W.C.

### Bedroom Two



Two double-glazed velux windows, built-in wardrobes, carpeted floor, radiator.

### Bedroom Three



Two double-glazed velux windows, carpeted floor, radiator.



## Bedroom Four

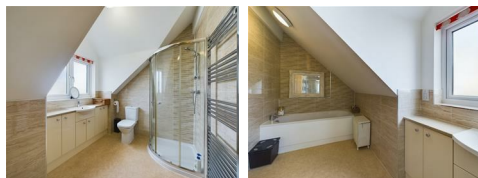


It or List It" show. This recognition speaks volumes about the charm and appeal of this home and is due to be aired later this year.

Tenure Freehold  
Council Tax Band (F ) £3261.64  
Set on a private road with a management fee for grass cutting, care of trees and outside lighting. Management fee £ £276.33 per annum.

Currently used as a dressing room with two double-glazed velux windows, carpeted floor, radiator.

## Family Bathroom



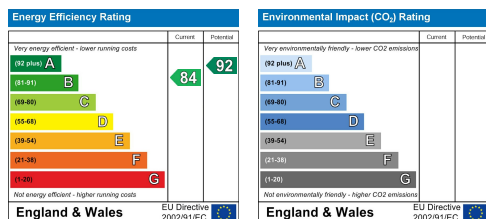
Double-glazed frosted window to side, panelled bath, shower cubicle with thermostatic shower, built-in cabinet with inset wash hand basin, heated towel rail, partially tiled, vinyl floor, extractor fan, W.C.

## Outside

Off-road parking to the front for two cars, access to the garage, lawn area and gate to the rear garden. A beautiful fully enclosed south-facing rear garden that has been landscaped to offer various patio areas, lawn areas, raised flower beds, an apple tree, various trees and shrubs, a shed with power and light, a summer house, wood store, decked side garden with a gate to access storage shed. water tap, outside power point and Indian stone paving.

## Useful Information

What sets this property apart is its unique feature of being selected to be showcased on Channel 4's "Love





Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
1841.13 ft<sup>2</sup>  
171.05 m<sup>2</sup>

Reduced headroom  
132.12 ft<sup>2</sup>  
12.27 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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